

15000

S IH-35

Dilley, Texas 78017



3 BUILDINGS | 50 ACRES | 49,000 SF

CBRE

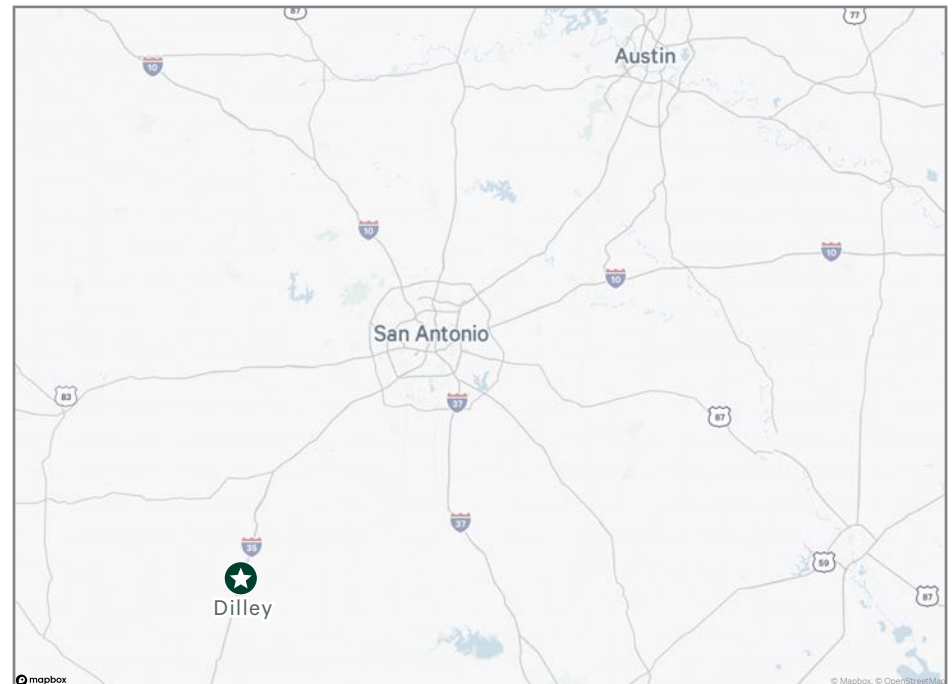
INVESTMENT OVERVIEW



PROPERTY ADDRESS	BUILDINGS SQUARE FOOTAGE	TOTAL ACREAGE	YEAR BUILT	PRICE
15000 I35 S Dilley, TX 78017	49,538	50	2013	\$3,450,000

- > 15000 I-35 South in Dilley, Texas (“The Property”) is an industrial/warehouse distribution yard with three buildings, three 10-Ton cranes, washbays and fabrication areas.
- > The three separate buildings included in this sale are located on 10.10 acres, but there’s an additional 40 acres available.
- > Each of the three buildings contains a combination of warehouse/shop space with accompanying office space.
- > The property is 70 miles to San Antonio and 85 miles to Nuevo Laredo border crossing.

Location Overview



PROPERTY HIGHLIGHTS

LOCATION	BUILDING NAME
Address	15000 S Interstate Hwy 35
City, State, Zip	Dilley, TX 78017
Industrial Market	South Texas
Industrial Submarket	Dilley, Texas

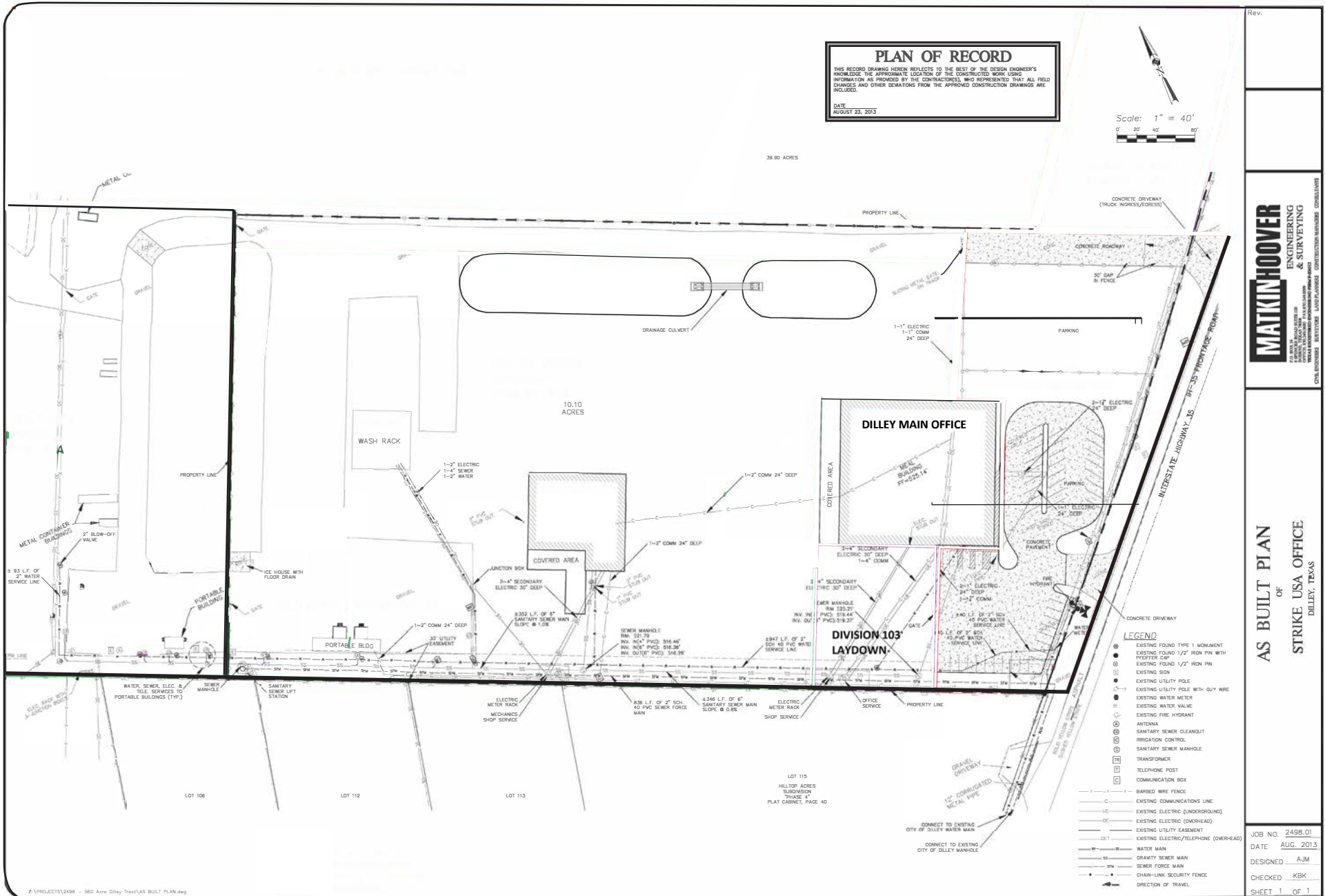
BUILDING 1 FEATURES	
Total Area	37,038 SF
Office Area	9,600 SF
Clear Height	30'
Eave Height	41'
Column Spacing	25'
Bay Width	60'
Overhead Doors	6 (14'h x 14' w), 2 (30'h X 20'w)
Bridge Cranes	2 (10 Ton Bridge Cranes with 28' Hook Height)
Canopy	20' Covered Canopy in Back

BUILDING 2 FEATURES	
Total Area	10,000 SF
Office Area	1,000 SF
Overhead Doors	7 (14'h x 12'w), 3 (20'h x 14'w)
Bridge Cranes	1 (10 Ton Bridge Cranes with 18' hook height)

BUILDING 3 FEATURES	
Total Area	2,500 SF
Clear Height	18'
Overhead Doors	1 (12'h x 10'w), 2(12'h x 8'w)
Canopy	40'h x 60'w Covered Canopy



SURVEY



Rev.
<p>MATKIN HOOVER ENGINEERING & SURVEYING</p> <p>1000 W. HILLTOP ACRES SUBDIVISION PHASE 40 PLAT CABINET, PAGE 40 DILLEY, TEXAS 75626</p> <p>CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS</p>
<p>AS BUILT PLAN OF STRIKE USA OFFICE, DILLEY, TEXAS</p>
<p>JOB NO. 2498.01</p> <p>DATE: AUG. 2013</p> <p>DESIGNED: AJM</p> <p>CHECKED: KBK</p> <p>SHEET 1 OF 1</p>

AERIAL VIEW



MONARCH HWY / IH-35: 22,925 VPD

BLDG. 2

BLDG. 3

BLDG. 1

ADDITIONAL 40 ACRES

IH-35 FRONTAGE RD

AERIAL VIEW



BLDG. 3

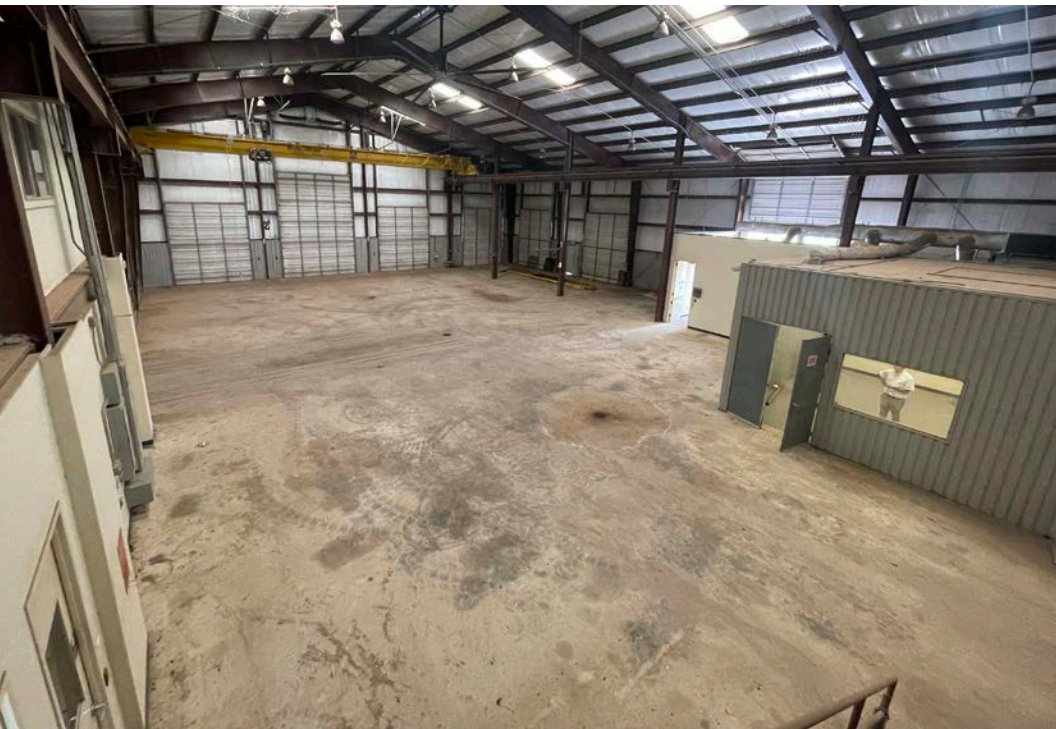
BLDG. 2

BLDG. 1

PROPERTY PHOTOS



PROPERTY PHOTOS



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

15000

S IH-35

Dilley, Texas 78017

CONTACT US

ANDREW PRICE
First Vice President
+1 210 602 9468

andrew.price@cbre.com

DANIEL WALL
Associate
+1 214 842 9034

daniel.wall1@cbre.com

PROPERTY WEBSITE
WWW.CBRE-15000IH35.COM

CBRE